



65 Barley Meadows, Llanymynech, SY22 6JX

Offers in the region of £117,000

Woodhead are delighted to present this modern two bedroom semi detached house to the market, enjoying an end of cul-de-sac position and is subject to a section 106 local occupancy restriction (60% of full open market value - Shropshire Council). The property benefits from modern open planned living, oil central heating and UPVC windows and doors throughout. Outside is an enclosed garden and two parking spaces, viewings highly recommended to appreciate the sought after location and accommodation.

Agents note: all prospective buyers will be required to contact Shropshire Council to check eligibility.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com www.woodheadsalesandlettings.com
 Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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LOCATION

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

Directions

Proceed from Woodhead office towards A483 Llanymynech, proceed through Llynclys into Pant and Llanymynech. turn left the the cross roads and next left into Barley Meadows, the property can be viewed on the right hand side.

Entrance Hall

A UPVC part double glazed entrance door leads into the property, which has wood flooring throughout the open planned ground floor and double panel radiator with thermostatic valve

Guest Cloakroom/ WC

1.707 x 0.904 (5'7" x 2'11")

Wood flooring, Low Level WC and hand basin,

Kitchen

2.923 x 3.924 (9'7" x 12'10")

Wood flooring, Front aspect UPVC windows, range of eye and base units, stainless steel sink unit, oven and hob, under stairs storage cupboard, space for fridge freezer and washing machine.



Lounge / Diner

5.153 x 3.941 (16'10" x 12'11")

Rear aspect doors and windows, single panel radiator with thermostatic valve, wooden flooring



Landing

Fitted carpet to stairs and landing, single panel radiator with thermostatic valve and loft hatch

Bedroom 1

2.947 x 3.958 (9'8" x 12'11")

Rear aspect UPVC windows, single panel radiator with thermostatic valve, fitted carpet and built in cupboard



Bedroom 2

3.934 x 2.451 (12'10" x 8'0")

Rear aspect UPVC windows, single panel radiator with thermostatic valve, wood flooring and built in cupboard.



Bathroom

2.213 x 2.167 (7'3" x 7'1")

Side aspect frosted UPVC, basin, Low Level WC, tiled floor and bath with power shower over



Rear Garden

Gated side access, seating area, low maintenance artificial grass and oil tank shed



Section 106 local occupancy restriction

60% of full open market value- Shropshire Council

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044.

Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect. Neither has the agent checked the legal documentation

to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

COUNCIL TAX

The council tax band for the property is 'B' and the local authority is Shropshire.

PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

TENURE

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

SERVICES

We have been informed by the seller that the property benefits from mains water: mains drainage: oil central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

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AGENTS NOTES

Buyers should be aware that a proposal outline planning application for residential development has been submitted for a nearby site. Full details, including proposed plans and status are available on the Shropshire Council planning portal under application number 25/02497/OUT dated 19/07/25